

LET PROPERTY PACK

INVESTMENT INFORMATION

Moat Street, Edinburgh,
EH14 1PJ

225717375

 www.letproperty.co.uk





Property Description

Our latest listing is in Moat Street, Edinburgh, EH14 1PJ

Get instant cash flow of **£875** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£995** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Moat Street, Edinburgh,
EH14 1PJ

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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £875

Market Rent: £995

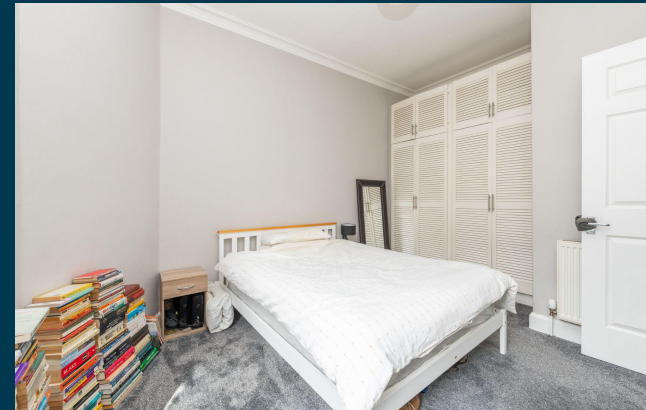
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
ADS @ 8%	£14,000.00
LBTT Charge	£600
Legal Fees	£1,000.00
Total Investment	£59,350.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 995

Returns Based on Rental Income	£875	£995
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£87.50	£99.50
Total Monthly Costs	£649.38	£661.38
Monthly Net Income	£225.63	£333.63
Annual Net Income	£2,707.50	£4,003.50
Net Return	4.56%	6.75%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,013.50**
Adjusted To

Net Return **3.39%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,378.50**
Adjusted To

Net Return **2.32%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £175,000.



£175,000

1 bedroom flat for sale

+ Add to re

165/26 Slateford Road, Slateford, Edinburgh, EH14 1PD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Mar 2026 by Property Webb, Bathgate



£165,000

1 bedroom flat for sale

+ Add to repc

22/8 Moat Street, Edinburgh, EH14 1PJ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 14 Oct 2024 to 16 Jan 2025 (94 days) by DMD Law LLP, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom flat

+ Add to report

Moat Street, Slateford, Edinburgh, EH14

NO LONGER ADVERTISED

Marketed from 12 Dec 2025 to 17 Feb 2026 (66 days) by CONNELL & MCFADDEN PROPERTY LETTINGS, Edinburgh



£1,000 pcm

1 bedroom apartment

+ Add to report

Moat Street, Edinburgh, Midlothian






NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 3 Sep 2024 (7 days) by Rettie, Edinburgh

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Moat Street, Edinburgh, EH14 1PJ

PROPERTY ID: 225717375

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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